004.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	961,900 / 961,900
					USE VALUE:	961,900 / 961,900
					ASSESSED:	961,900 / 961,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121	-123	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUSA NELSON & DAVID/TRS
Owner 2:	VARNUM STREET REALTY TRUST
Owner 3:	
Street 1:	121 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,847 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5847.000	485,600		476,300	961,900
Total Card	0.134	485,600		476,300	961,900
Total Parcel	0.134	485,600		476,300	961,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.10 | /Parcel: 371.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 4220

GIS Ref

GIS Ref

Insp Date 08/26/17

!449!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,800	0	5,847.	476,300	962,100	962,100	Year End Roll	12/18/2019
2019	104	FV	375,300	0	5,847.	506,100	881,400	881,400	Year End Roll	1/3/2019
2018	104	FV	375,300	0	5,847.	369,200	744,500	744,500	Year End Roll	12/20/2017
2017	104	FV	329,700	0	5,847.	321,500	651,200	651,200	Year End Roll	1/3/2017
2016	104	FV	329,700	0	5,847.	273,900	603,600	603,600	Year End	1/4/2016
2015	104	FV	293,300	0	5,847.	267,900	561,200	561,200	Year End Roll	12/11/2014
2014	104	FV	293,300	0	5,847.	220,300	513,600	513,600	Year End Roll	12/16/2013
2013	104	FV	305,300	0	5,847.	209,600	514,900	514,900		12/13/2012

PRINT

Date	Time
12/10/20	16:14:40

LAST REV

Date	Time
09/13/17	14:19:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 449

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA NELSON	30830-514		11/3/1999	Convenience	1	No	No		N

USER DEFINED

Prior Id # 1:	4220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2007	100	Redo Bat	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Meas/Inspect	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5847		Sq. Ft.	Site		0	80.	1.02	1									476,329						476,300	

Total AC/HA: 0.13423 | Total SF/SM: 5847 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 476,329 | Spl Credit | Total: 476,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05509257
Const Adj.:	0.97515047
Adj $ / SQ:	174.909
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659819
Depreciation:	174192
Depreciated Total:	485627

COMMENTS

OF=SINK IN BMT. INSP 2ND FL ONLY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	1	HB	

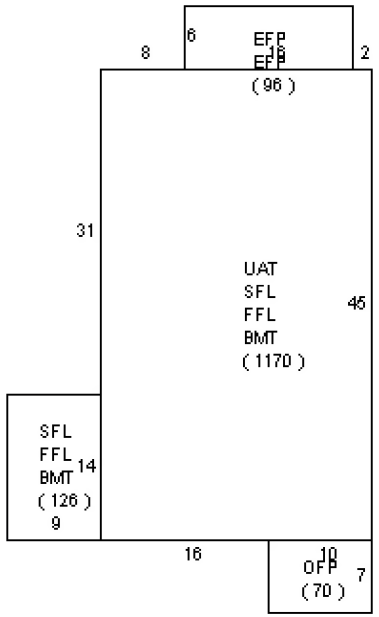
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	M
Totals			
2	13	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.91
Special Features:	0	Val/Su Net:	109.30
Final Total:	485600	Val/Su SzAd	187.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,296	52.470	68,004
FFL	First Floor	1,296	174.910	226,682
SFL	Second Floor	1,296	174.910	226,682
UAT	Upper Attic	293	69.960	20,464
EFP	Enclos Porch	192	40.380	7,752
OFP	Open Porch	70	39.080	2,735
	Net Sketched Area:	4,443	Total:	552,319
Size Ad	2592	Gross Are	5320	FinArea 2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	